



Docket Z-14-01 (Franz)

A Request to Rezone four Parcels from
TR-36 and RU-2 to RU-4

Board of Supervisors
01/28/2014



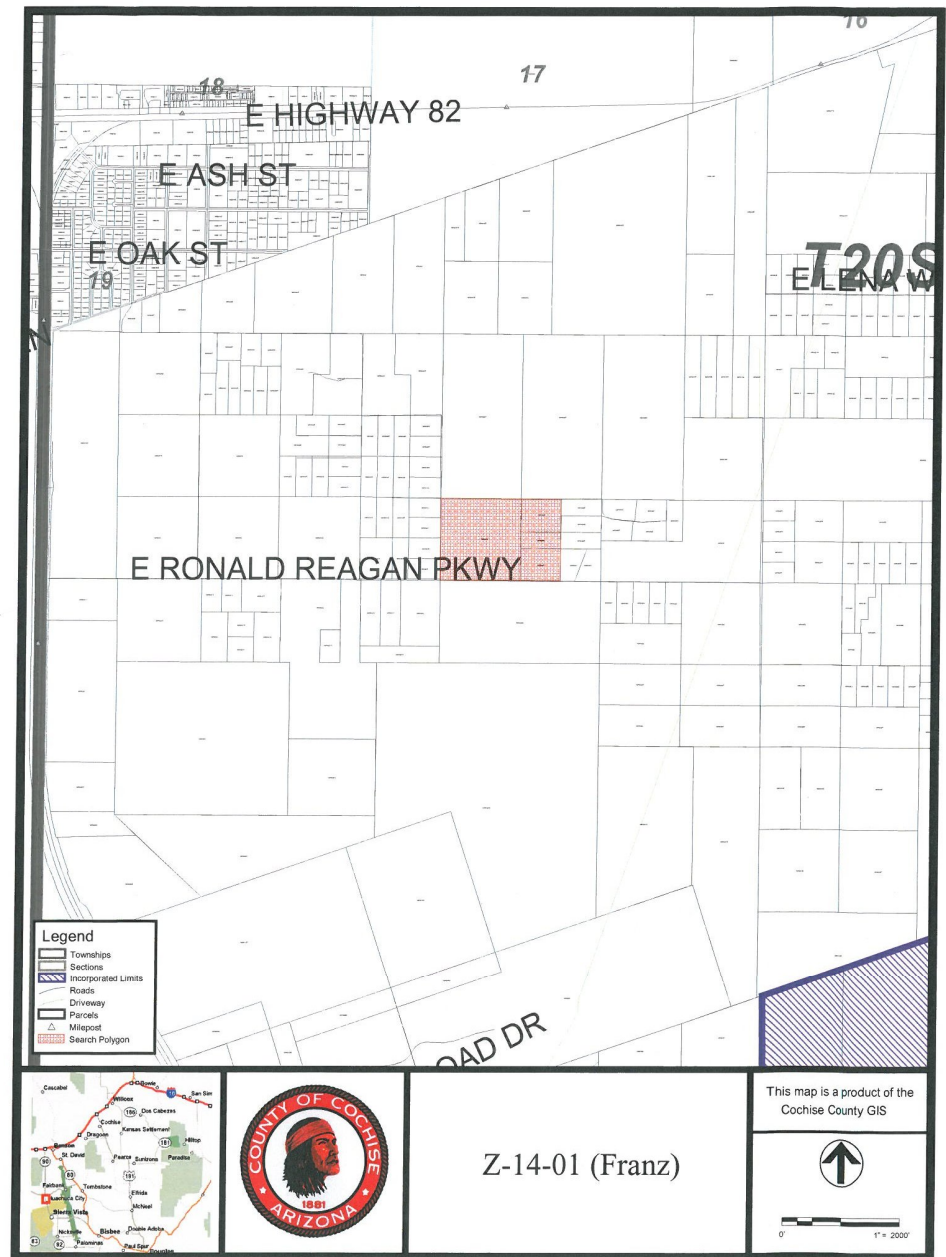
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- The Applicants are Jeffery & Barbara Franz.
- Request to rezone ("downzone") four parcels totaling 60-acres from TR-36 and RU-2 to RU-4.
- The parcels are located in the Babocomari.
- Current TR-36 and RU-2 zonings, approved in 2005, are conditional, pending approval of a subdivision plat. No plat has been submitted to date.
- The Applicants, who were not the Applicants in the original rezoning request, are requesting that the zoning be reverted to the original RU-4.



Location

The property is located at the northeast corner of E. Ronald Reagan Parkway and N. Zosimo Drive in the Babocomari.





Northeast view of the Franz property



Factors in Favor

1. Allowing the request would be in keeping with the character of development in the area;
2. The Babocomari Area Plan and Comprehensive Plan policies prescribe a low density of residential development in this area to protect the current character of the neighborhood, and the request would facilitate such a density; and
3. The request would remove the conditional zoning and permit the owner to develop the property.



Factors Against

None Apparent



Recommendation: Conditional Approval

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning.